Davidson County DEEDTRS
Recvd: 08/16/06 12:08 2 pgs
Fees:12.00 Taxes:0.00
20060816-0100954

PREPARED BY AND RETURN TO:
Joe M. Kirsch, Attorney
6055 Primacy Parkway, Suite 410
Memphis, TN 38119
901-767-5566
Fax: 901-761-5690

Name: Robert Gardner II, and Nicoleta Gardner
S&K#: 05-3572

## SUBSTITUTE TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated January 9, 1999, recorded in Instrument number 0559172 in the Register's Office of Davidson County, Tennessee, Robert George Gardner II And Nicoleta C. Gardner, conveyed to Transcontinental Title, Trustee, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and,

WHEREAS, the holder of the debt secured appointed the undersigned as Substitute Trustee by Instrument of record in 20060721-0088105, in the Register's Office of Davidson County, Tennessee; and,

WHEREAS, default was made in the terms and conditions of said Deed of Trust, and the beneficiary requested the undersigned to advertise and sell said property under the terms and provisions of said Deed of Trust; and,

WHEREAS in pursuance of said request by said beneficiary, the said property was by the undersigned, advertised for sale in conformity with the terms and provisions of sale Deed of Trust by which advertisement the sale was appointed to be held on August 11, 2006, at the Davidson County Courthouse in Nashville, Tennessee, at 12:00 PM; and,

WHEREAS, at the time and place mentioned in said advertisement, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash at which time the said property was struck off and sold to Wells Fargo Bank, NA, successor by merger to Wells Fargo Home Mortgage, Inc., whose address is Wells Fargo Bank, NA, 3476 Stateview Blvd, MAC# X7801-013 (FC), Fort Mill, South Carolina 29715 at and for the sum of $116,757.86, that being the highest and best bid offered; and,

WHEREAS, the said Wells Fargo Bank, NA, successor by merger to Wells Fargo Home Mortgage, Inc. has assigned its interests in the said property to Federal Home Loan Mortgage Corporation, its successors and assigns; and,

WHEREAS, the purchaser, being the holder of the indebtedness has complied with the terms of the sale by paying into the hands of the undersigned Substitute Trustee the expenses of the sale, the balance being applied upon said indebtedness for which property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Wells Fargo Bank, NA, successor by merger to Wells Fargo Home Mortgage, Inc., the sum of money so paid, receipt of which is hereby acknowledged, the undersigned, Denise Griffin, as Substitute Trustee, does hereby grant, bargain, sell and convey to the said Federal Home Loan Mortgage Corporation, its successors and assigns, in fee simple forever, the property above mentioned and now further described as being in Nashville, County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being lot no 28 on the plan of Moss Rose Estates, as of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee.

Beginning at a point being the common front corner of lot no's 28 and 27; thence northwardly with the easterly margin of Morganmeade Drive 54.90 feet to a point; thence eastwardly around a curve with a 25 foot radius a distance of 39.27 feet to a point; thence eastwardly 109.95 feet to a point; thence southerly along the rear line 79.90 feet to a point; thence westwardly 134.95 feet to the point of beginning.

This legal description is identical with that in Deed of Trust recorded in Instrument number 0559172 in the Register's Office of Davidson County, Tennessee.

The grantor received title to the above-captioned real estate by Deed of Trust of record Instrument number 0559172 Register's Office of Davidson County, Tennessee.

The last deed of record is Quit Claim Deed, recorded in Book 11377, Page 791, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Federal Home Loan Mortgage Corporation, its successors and assigns, in fee simple forever, to whom the said Denise Griffin, Substitute Trustee, warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under him, as such Substitute Trustee, but not further or otherwise.

IN WITNESS WHEREOF, the said Denise Griffin, Substitute Trustee, has hereunto set his hand and seal on the date written below.

Denise Griffin
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF SHELBY

On the 11 day of August, 2006, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Denise Griffin, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as Substitute Trustee and as his free act and deed.

WITNESS my hand and Notarial Seal at Office the day and year above written.

8/29/2010
My commission expires:

Clay Schnadelbach
Notary Public




NO TAX/EXEMPT AGENCY

PROPERTY ADDRESS: 2612 Morganmeade Drive, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
**Federal Home Loan Mortgage Corporation**
**2839 Paces Ferry Road NW**
**Suite 700**
**Atlanta, Georgia 30339**

S & K #:05-3572
Map & Parcel – 073 10.00 64.00